

HUNTERS VIEW REVITALIZATION MEETING NOTES

ATTENDED: Residents
HVCP – Hunters View Community Partners
SFHA – San Francisco Housing Authority
See Attached List for Individual Participants

DATE: August 29, 2006

SUBJECT: Hunters View Resident Meeting – Temporary Relocation

Items Discussed By Topic

Introduction

- Patrick began the meeting by highlighting the three key principals that are guiding the Hunters View Revitalization:
 - HVCP is committed to One-for-One replacement of all public housing units
 - All Residents will have the Right to Return to the New Hunters View so long as they remain in Good Standing (see definition below)
 - By creating a phased development plan, HVCP will try to temporarily relocate all residents on-site during the redevelopment process (Residents have indicated that this is their strong preference)

Temporary Relocation:

- Patrick stated that at previous Resident Meetings residents have been concerned about temporary relocation guidelines and their right to return when the new Hunters View has been built and as a result HVCP has decided to dedicate this resident meeting to discussion of the Draft Relocation Guidelines that will guide HVCP, SFHA and the residents as all work together on the revitalization of Hunters View
- Patrick presented the Draft Temporary Relocation Guidelines (see attached) as a discussion document
- Patrick emphasized that this revitalization is being undertaken to create a safer and more stable community that benefits the current residents of Hunters View and that HVCP's goal is for all residents to remain/return to Hunters View after the revitalization
- Patrick explained the definition of Good Standing:
 - Residents have not violated their lease
 - Residents have stayed current on their rent
 - Residents have not committed a felony
- Patrick emphasized HVCP is committed to working with residents who experience difficulty with their Good Standing status to help them regain it in time to move into the revitalized Hunters View
- Eligibility Concerns: Residents voiced concerns regarding Good Standing and the criteria that will be used when they want to return to the new units and HVCP/SFHA stated the following
 - So long as residents pay their rent no other credit issues will impact their ability to return to Hunters View (a credit check will not be run)
 - If a felony is committed during the revitalization period it means that the person who committed the felony will not be able to return to Hunters View (for example if one family member commits a felony then the rest of the family will be able to be on the lease and return at Hunters View however the family member who committed the felony will not be able to be on the lease or live at Hunters View)
 - Residents indicated that they would like more information about how their records will be reviewed and Juan agreed to get more information
- Visitation: A resident asked if there will be limitations on who can visit their units and Juan committed to following-up with a response to this question

- Costs Associated with Temporary Relocation: A resident asked about the costs of the temporary relocation and the Right to Return Process and HVCP indicated that the resident will not pay for any of the costs associated with Temporary Relocation aside from paying their rent as usual.
- Vacant Unit Renovations: Residents asked how they can be expected to temporarily move into units that have been vandalized and HVCP responded that they will be working with SFHA to fix up the units prior to move-in so that they are habitable
 - HVCP indicated that there will be some cost associated with fixing up these units but that it will allow for on-site temporary relocation and also be cheaper than off-site relocation
- Approval of the Final Temporary Relocation Document: Juan indicated that the final document will have to be approved by SFHA, HUD & residents before HVCP can proceed

Density & Accessibility:

- HVCP indicated that density needs to be increased on the site for several reasons:
 - Financing: the addition of market rate units on the site will provide critical sales proceeds that will be used to help finance the construction of the new public housing units
 - Social & Economic Benefits: a mixed-income community will create a stronger and more stable community that will socially and economically benefit the public housing residents
- Residents raised questions around the proposed increase in density
 - Stacking of Units: A resident stated that it is best for residents not to share floors/ceilings and HVCP responded that residents desired unit types (such as town houses versus stacked flats) are being considered in combination with the other site planning goals and will continue to be discussed with residents
 - Crowding: A resident asked if the increase in density would make the site overly crowded and HVCP indicated that the current density of the site (approximately 13 units to the acre) is much less than surrounding properties which average about 25-30 units per acre
 - Unit Size: A resident asked how big the new units will be and HVCP stated that units will at the very least be the same size and the team is trying to make them larger and more efficient in terms of space planning so that they seem larger
- Residents indicated that they would like the site planning facts to be documented in the same way that the Temporary Relocation Guidelines are being documented - HVCP committed to do so
- Accessibility: A resident asked if the new units will have better accessibility and HVCP indicated that there are strict codes and regulations that will have to be incorporated to ensure the units meet all accessibility requirements
 - HVCP and its architect will be meeting with the Mayor's Office of Disability to begin discussing these requirements
 - HVCP also indicated that a senior building is being considered for the site - some residents stated that they did not think it would be a good idea to segregate the seniors into one building and that the goal should be to integrate seniors and different units types across the site
- HVCP indicated that the site planning is still in process and that resident input is critical to ensuring the new Hunters View meets the needs of residents
 - The next resident meeting will occur at the end of September and the sole topic for that meeting will be site planning
 - The architect will be at this meeting and unit design, accessibility, building types and density can all be discussed in much greater detail at that time

Meeting Notes:

- Resident requested that all meetings be documented and HVCP indicated that meeting notes have been taken at each resident meeting and that the Tenants Association has copies of these meetings notes and that copies will be available at all future meetings
- Juan indicated that a copy of the meetings notes are sent to residents in the monthly newsletter that they receive from SFHA

Timeline:

- Resident Meetings:

- Site Planning: There will be another resident meeting at the end of September that will address site planning and residents will receive a flyer with the date, time and location of this meeting
- Economic Empowerment and Social Services: HVCP is in the preliminary stages of devising an economic empowerment plan (job training and employment program) and social services plan – resident input will be critical to this planning process and the October resident meeting will start this discussion
- HVCP is meeting with the PAC during the month of September and will meet with the full PAC on September 21st and residents should come to support the project
 - A flyer will be distributed to meeting attendees about the logistics of this meeting and transportation can be provided

Other:

- Other Public Housing Revitalization – A resident suggested that at the next meeting HVCP present some before and after pictures of the other public housing revitalizations that the team has been involved with – HVCP agreed to bring some pictures for everyone to see